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PROPOSED NEW BUNGALOW & DETACHED GARAGE
at
PLOT BETWEEN 27 & 33 LOW GATE, GOSBERTON
for
MR N HUTTON

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located within curtilage land between 27 & 33 Low Gate, Gosberton, Spalding, along the already established developed section of Low Gate.

1.2. Outline approval for a dwelling has been granted (H08-0736-13). The broad principles of development are therefore already established.

2. SITE ASSESSMENT

2.1. The site sits within an established row of single storey dwellings along the southern end of Low Gate. Along the south side of Low Gate, there seems to be no fixed building line with No. 27 be considerably closer to the road than 33 and with properties toward High St varying in distances from Low Gate

2.2. The Northern side of Low Gate is predominately single storey dwellings.

2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

2.4. The Flood Risk Assessment for the site was covered during the Outline Planning Application and recommendations that were made should be carried in to any approval granted as a result of this application.

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2.5. Building periods and “styles” are largely of the late 20th century

2.6. Building types are all of traditional construction, with a broad mix of brick and roof covering types and colours. Detailing equally is of many different forms including corbelled eaves, boxed eaves, concrete tiled roofs, pvc windows, timber painted windows, timber cills, stone cills etc.

2.7. Boundary treatments vary significantly, including a number of timber fencing styles, and brick walls

2.8. Landscaping is largely informal and unplanned in an overall sense. No trees of note appear to affect development

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for development in a broad sense has been established as a part of the Outline Approval

3.2. Constraints

3.2.1. The building design and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1. The bungalow itself is of simple, traditionally constructed design with pantiled roofs and good quality stock type facing bricks typical of older residential and agricultural buildings in the Borough. Eaves details comprise projecting facing brickwork, with black pvc rainwater gutters on rise and fall brackets. Verges comprise a double projecting facing brick course, and the foot of each verge terminates in a projecting brick corbel. These details are also intended to reflect the local rural vernacular. Lintels are to have a soldier course, for the same reason, but windows are shown as white pvc in the interests of present day expectations, and also the energy efficiency of the property.

4.2. The footprint and siting of the proposed dwelling has been designed to take advantage of the substantial plot that benefits from a SSE facing rear garden.

4.3. The site allows for parking, and manoeuvring as shown in this current application planning drawing.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed houses are within a sustainable village, with a shop, post office church and public house within less than a few minutes' walk. The village also has thriving community facilities.
5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.
5.3. A bus service operates along High Street, with bus stops very close to the junction with Low Gate, providing easy access to, Boston, Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is considered that the proposed development is suitable for its site and the area generally.
6.2. More efficient use will be made of the available curtilage land
6.3. In summary, it is contended that the proposal is of benefit not only to the site, but also to this corner of Gosberton.